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11 *Asset-Backed Certificates, Series 2004-OPT3*

12 **UNITED STATES DISTRICT COURT**

13 **DISTRICT OF NEVADA**

14 WELLS FARGO BANK, N.A., AS TRUSTEE
15 FOR ABFC 2004-OPT3 TRUST, ABFC
16 ASSET-BACKED CERTIFICATES, SERIES
17 2004-OPT3,

18 Plaintiff,

19 vs.

20 KARI LEE LIMITED PARTNERSHIP;
21 SATICOY BAY, LLC SERIES 5451
22 AUTUMN CROCUS; ALARISA
23 PROPERTIES, LLC; ARBOR PARK
24 COMMUNITY ASSOCIATION; ABSOLUTE
25 COLLECTION SERVICES LLC,

26 Defendants.

Case No.: 2:17-cv-01184-APG-VCF

**STIPULATION AND ORDER FOR
DISMISSAL WITH PREJUDICE**

27 Plaintiff, Wells Fargo Bank, N.A., as Trustee for ABFC 2004-OPT3 Trust, ABFC Asset-
28 Backed Certificates, Series 2004-OPT3, Defendant Saticoy Bay LLC Series 5451 Autumn
Crocus, and Defendant, Arbor Park Community Association, by and through their undersigned
attorneys, hereby stipulate to dismiss this matter and all claims with prejudice, each party shall
bear its own attorney's fees and costs.

IT IS SO STIPULATED.

1 DATED this 20th day of November, 2020.

2 WRIGHT, FINLAY & ZAK, LLP

LAW OFFICES OF MICHAEL F. BOHN,
3 ESQ., LTD.

4 /s/ Michael S. Kelley, Esq.

/s/ Adam R. Trippiedi

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10 *Trust, ABFC Asset-Backed Certificates,*
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Association

18 **ORDER**

19 Based upon the foregoing Stipulation by and between the parties, and good cause
20 appearing,

21 **IT IS FURTHER ORDERED** that the above-referenced matter, including all remaining
22 claims for relief thereto, by and between all Parties, shall be dismissed with prejudice.

23 **IT IS SO ORDERED.**

24 IT IS SO ORDERED:

25 
26 UNITED STATES DISTRICT COURT JUDGE

27 DATED: November 20, 2020

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of WRIGHT, FINLAY & ZAK, LLP, and that on this 20th day of November, 2020, I did cause a true copy of the foregoing **STIPULATION AND ORDER FOR DISMISSAL WITH PREJUDICE** to be served through the ECF System, to all parties on the CM/ECF service list.

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/s/ Lisa Cox

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